

Bare farmland values have consistently been the highest in the Central region. This year, values in West Central and Central Indiana are very similar. While the Central Indiana top and poor quality farmland values are slightly higher than those in West Central Indiana, average quality land values are slightly larger in West Central Indiana than in Central Indiana. Land value per bushel of estimated long-term corn yield (land value divided by bushels) is the highest in the Central and West Central region, ranging from \$23.41 to \$25.03 per bushel. This was followed by the North and Northeast with values ranging from \$21.12 to \$22.69. The Southwest and Southeast had land values per bushel ranging from \$18.78 to \$22.29 per bushel.

Area Cash Rents

All areas of the state except Central Indiana reported an increase in cash rent for at least some land qualities (Table 2). In Central Indiana, cash rents were reported to have declined by 1.4% to 1.8%. Across the three land qualities the strongest percentage increase was in the North region. Increases in this region were 2.4% to 4.1%.

Cash rents are the highest in the West Central region, followed by the Central region. Cash rent per bushel in West Central Indiana ranges in value from \$0.98 to \$1.05. In the Central region, these values ranged from \$0.95 to \$0.99 per bushel. The per bushel rents in these two regions are the highest in the state. The next highest per bushel rent was in the North and Southwest, ranging from \$0.87 to \$0.94. Per bushel rents in the Northeast ranged from \$0.84 to \$0.86. The lowest per bushel cash rents were \$0.73 to \$0.75, reported for the Southeast.

Rural Home Sites

Respondents were asked to estimate the value of rural home sites with no accessible gas line or city utilities and located on a black top or well-maintained gravel road. The median value for five-acre home sites

Table 2. Average estimated Indiana cash rent per acre, (tillable, bare land) 2005 and 2006, Purdue Land Value Survey, June 2006

Area	Land Class	Corn bu/A	Rent/Acre		Change '05-'06 %	Rent/bu. of Corn		Rent as % of June Land Value	
			2005 \$/A	2006 \$/A		2005 \$/bu.	2006 \$/bu.	2005 %	2006 %
North	Top	174	153	158	3.3%	0.88	0.91	4.1	4.2
	Average	140	125	128	2.4%	0.89	0.91	4.2	4.2
	Poor	107	97	101	4.1%	0.90	0.94	4.1	4.2
Northeast	Top	164	141	141	0.0%	0.86	0.86	4.1	4.1
	Average	135	111	114	2.7%	0.83	0.84	3.9	3.9
	Poor	105	87	89	2.3%	0.84	0.85	3.7	3.7
W. Central	Top	172	166	169	1.8%	0.99	0.98	4.5	4.2
	Average	142	140	143	2.1%	1.00	1.01	4.5	4.1
	Poor	112	112	118	5.4%	1.03	1.05	4.6	4.2
Central	Top	172	167	164	-1.8%	0.97	0.95	4.2	4.0
	Average	142	138	136	-1.4%	0.97	0.96	4.1	4.0
	Poor	112	112	110	-1.8%	0.99	0.99	4.0	3.9
Southwest	Top	173	155	158	1.9%	0.91	0.91	5.0	4.3
	Average	140	123	126	2.4%	0.89	0.90	4.9	4.3
	Poor	106	93	92	-1.1%	0.88	0.87	5.0	4.6
Southeast	Top	164	123	124	0.8%	0.77	0.75	4.2	3.9
	Average	133	99	97	-2.0%	0.74	0.73	4.0	3.6
	Poor	100	77	75	-2.6%	0.74	0.75	3.8	3.4
Indiana	Top	170	154	155	0.6%	0.91	0.91	4.3	4.1
	Average	139	126	127	0.8%	0.91	0.91	4.3	4.0
	Poor	108	99	100	1.0%	0.92	0.93	4.2	4.0

ranged from \$5,000 to \$10,000 per acre (Table 3). Estimated per acre median values of the larger tracts (10 acres) ranged from \$6,000 to \$10,000 per acre.

Farmland Supply & Demand

To assess the supply of land on the market, respondents were asked to provide their opinion of the amount of farmland on the market now compared to a year earlier. The respondents indicated either more,

the same, or less land was on the market than one year ago. Only 18.6% of the 2006 respondents indicated more land was on the market now compared to year-ago levels (Figure 2). The remaining 81.4% of the respondents indicated the amount of land on the market at the current time was the same or less than a year ago. Compared to 2004 and 2005, more respondents indicated that there was more or the same amount of land on the market.

Table 3. Median value of five-acre and ten-acre home sites

Area	Median value, \$ per acre							
	5 Acres or less for home site				10 Acres & over for subdivision			
	2003 \$/A	2004 \$/A	2005 \$/A	2006 \$/A	2003 \$/A	2004 \$/A	2005 \$/A	2006 \$/A
North	6,000	6,000	7,250	7,000	5,000	5,000	6,000	7,000
Northeast	6,000	6,000	6,500	7,000	5,000	5,000	5,000	6,000
West Central	6,000	6,000	6,000	7,500	5,000	5,000	6,000	7,500
Central	8,500	8,000	10,000	10,000	7,500	7,900	8,500	10,000
Southwest	5,000	5,000	5,000	5,000	5,000	5,000	5,250	7,000
Southeast	6,000	6,000	7,000	7,000	4,750	5,000	6,000	6,250